



**LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT**

**WORK SESSION: 3 DECEMBER 2012
AGENDA ITEM 4A**

BAR Case No. THLP-2012-0127: Modifications to existing building at 6 W. Market St. differing from approved Certificate of Appropriateness TLHP-2012-0039.

Reviewer: Kim K. Del Rance, LEED AP
Address: 6 W Market Street
Zoning: B-1, H-1 Overlay District
Applicant/Owner: Michael J. O'Connor



Additional information since November 19, 2012 discussion:

Below are photos of the front façade of 6 W. market Street showing the previously existing lighting fixtures which have been replaced and a third fixture added. This was under item (2) in the previous report:

- (2) The owner has installed lighting fixtures on the front elevation without approval



Site Development/Zoning Issues: No zoning permit or county building permit was issued for the new exterior side door door where an existing window had been.



**APPLICABLE GUIDELINES - OHD DESIGN GUIDELINES:
CH.IV SITE DESIGN GUIDELINES C. LIGHTING P. 41**

Existing Lighting

1. **Retain and repair** historic light fixtures when possible. Parts may be located through salvage companies or the internet.
2. Replace a historic light fixture only when parts for the existing fixture can no longer be found or replicated.
3. **Replace a historic light fixture with one designed to complement the character of the building.** See the following section on New Lighting for more information on appropriate replacement solutions.

New Lighting

Use fixtures that are compatible with the character of the surrounding area and the new or historic building and provide subdued illumination.

The new period light fixtures are replications of Riverton Gas Lamps which were common in the Baltimore and Philadelphia area and became America's favorite street lamps in the early 1900's. This was one of the first successful transitions from square street lamps to a round style (McCormick, http://rivertonhistory.com/wp-content/uploads/2011/03/Welsbach_Notes.pdf). The company was eventually sued in 1915 for a pricing conspiracy to put other lighting companies out of business. Due to the history of this lamp style it is very possible that this same street lamp could have been used in Leesburg or nearby. However, these lamps are on the façade of a commercial building and would not have been the size of the center lamp, likely it would have been for a street lamp.

However, the placement of a third lighting fixture on the building between windows and where no doorway is located is not historically accurate and unless needed for safety should be removed. The two lighting fixtures by the doorways are appropriate in size and scale, while the center fixture is too large to be fixed to a building of this size and scale this close to the street.

CH.VI GUIDELINES FOR THE PRESERVATION AND MODIFICATION OF EXISTING STRUCTURES: MATERIALS

F. PAINT AND PAINT COLOR P. 41

Guidelines for Paint and Paint Color

1. *Select a color scheme appropriate to the time period in which your building was constructed and that is compatible with adjacent structures.*
4. *Consider professional paint analysis to determine the original and later colors.*

Inappropriate Treatments for Paint and Paint Color

- *Do not use overly bright and obtrusive colors.*

Inappropriate Colors

- Overly intense or primary colors not compatible with the subdued colors of the natural materials typical of traditional construction are not appropriate.
- **Gold, silver, and gold- or silver-flecked paint is not appropriate.**
- The use of color schemes that reflect other regions are historically incorrect, therefore are not appropriate.

BASED ON THIS REPORT AND THE REPORT OF NOVEMBER 19, 2012:

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the findings that:

- The door surround is too large, too ornate and of an architectural style that is foreign to this building it adds conjectural architectural features
- The lighting fixture style is appropriate, however, the center fixture is too large and should be reduced in
- The brick sidewalk is appropriate
- The brick on the lower edge of the west side elevation may be appropriate
- The paint color of black for the main body is inappropriate for this building in this context
- Gold paint shall not be used in the Old and Historic District

Staff recommends the following changes or conditions:

1. The large light fixture be removed
2. The door surround is removed and the pediment is replaced with a smaller pediment that is only above the door as is shown in the applicant's most recent drawing and siding is to be patched where it was removed for this door surround
3. Brick matching the front elevation may be used on the side elevation no higher than twelve inches above the sidewalk or the bottom two rows of wood siding may be replaced with closely matching fiber cement siding painted to match the existing siding.
4. A dark traditional color of green, brown or blue is chosen for the main body of the building that is compatible with the unpainted brick
5. A contrasting traditional trim color is chosen that is compatible with both the new main body color and the existing unpainted brick

Staff recommends approval of TLHP-2012-0127 subject to the plans, photographs and materials submitted as part of this application dated October 16, 2012 and photographs submitted by Town of Leesburg staff October 31, 2012.

DRAFT MOTION

I move that TLHP-2012-0127 be approved subject to the application submitted by Michael O' Connor on October 16, 2012 and subject to the findings and conditions of approval as stated in the November 19, 2012 and December 3, 2012 Staff Report (or as amended by the BAR on December 3, 2012).